



# Consolidated Annual Performance and Evaluation Report

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## Executive Summary

### ***I. What is the Consolidated Annual Performance and Evaluation Report?***

The City of Bloomington is an entitlement community selected by the U.S. Department of Housing and Urban Development and receives an annual allocation of HOME Investment Partnership Program and Community Development Block Grant funds. The Housing and Neighborhood Development Department is the administering agency for these funds. Each year, funds are set aside to meet program goals outlined in the Consolidated Plan. The Consolidated Annual Performance and Evaluation Report outlines how these goals were met and what funds were used.

### ***II. The Allocation Process.***

Community Development Block Grant funds are allocated through the Citizen Advisory Council process. The Citizen Advisory Council membership includes two City Council members, two Redevelopment Commission members, four Community and Family Resources Commission members, and up to eighteen members appointed by the Mayor. This council reviews the applications for physical improvement projects and social service programs. The recommendations of the council are presented to the Redevelopment Commission for approval, then to the Mayor, and finally to the City Council. Approved allocations are awarded funding for the following fiscal year which begins June 1.

HOME funds are for housing projects only and applications are accepted year-round by the HAND staff. A minimum of fifteen percent of HOME funds are set-aside for Community Housing Development Organizations such as South Central Community Action Program, Inc. and Bloomington Restorations, Inc.

### ***III. Funding for Fiscal Year 2004***

<b>Community Development Block Grant Allocations</b>	<b>Amount of Funds</b>
Physical Improvement Projects:	
Abilities Unlimited HMAL	\$40,000
BHA – Air Conditioning	\$126,000
Bloomington Parks & Rec. – Trail Corridor	\$68,700
CBH – Mental Health Accessibility & Integration	\$78,000
HAND – Down Payment & Closing Costs	\$36,000
HAND – Emergency Home Repair	\$25,000
HAND – Owner-Occupied Rehabilitation	\$50,000
HAND – Engineering Services	\$30,000
HAND – Curb & Sidewalks	\$40,000

Kirkwood Avenue Streetscape	\$264,500
Stone Belt – Facility Improvement	\$120,000
Social Services Programs:	
Big Brothers/Big Sisters	\$16,845
Boys & Girls Club – Crestmont	\$16,179
Community Kitchen	\$20,123
Hoosier Hills Food Bank	\$20,794
Martha’s House	\$18,234
Middle Way House – Emergency Services	\$18,790
Monroe County United Ministries – Childcare	\$16,845
Monroe County United Ministries – Emergency Serv.	\$16,012
CDBG Administration	\$202,800
<b>HOME Investment Partnership Program</b>	<b>Amount</b>
HOME Administration	\$73,905
HOME Programs:	
Tenant-Based Rental Assistance	\$125,000
New Construction	\$229,287
Acquisition	\$50,000
CHDO Set-aside	\$110,858
Purchase-Rehabilitation	\$100,000
Owner-Occupied Rehabilitation	\$50,000
American Dream Downpayment Initiative	\$54,164

## General

Assessment of one-year goals and objectives:

Con Plan Objective	Goal	Funds Expended	# Served
Increase self-sufficiency of families, increase services to homeless and promote outreach and assessment of the needs of low-income/homeless. Consolidated Plan pg. 14.	Hoosier Hills Food Bank collects, stores and distributes food to area non-profit organizations which feed the needy.	\$20,794	1,790
	The Community Kitchen provides hot meals, including carryout meals, to needy Bloomington residents.	\$20,123	4,556
	Mother Hubbard’s Cupboard is a food pantry that provides wholesome foods and information about nutrition to low-income individuals, in particular pregnant and nursing women and families with young children.	\$15,778	1,790

	Middle Way provides crisis intervention, advocacy, support services, and emergency shelter to abused women and their children	\$18,790	23
	Martha's House provides shelter to homeless individuals.	\$18,234	52
	Monroe County United Ministries provides food, clothing, and limited financial assistance to meet short-term needs.	\$16,012	399
	Big Brothers/Big Sisters of Monroe County provides one-on-one mentoring for at-risk youth.	\$16,845	103
	Monroe County United Ministries provides subsidized childcare for low-income working families.	\$16,845	48
	Boys & Girls Club Crestmont program provides after-school and summer activities for children living in public and subsidized housing.	\$16,179	115
Abatement of architectural barriers for the handicapped. Consolidated Plan pg. 26.	Abilities Unlimited – Home Modification for Accessible Living Program provides assistance to improve access.	\$40,000	15
Increase homeownership opportunities. Consolidated Plan pg. 21.	HAND Down Payment & Closing Cost Assistance.	\$36,000	On-going
	HAND Acquisition	\$50,000	On-going
	HAND New Construction	\$229,287	On-going
	HAND Purchase-Rehab (HOME)	\$100,000	On-going
Increase the amount of rental housing for those at 30% or less of median income. Consolidated Plan pg. 14.	HAND TBRA	\$125,000	28 households, project on-going
Increase the amount of public and subsidized housing. Consolidated Plan pg. 18.	Bloomington Housing Authority – Air Conditioning	\$126,000	76
Provide assistance to public facilities that serve youth and/or provide assistance to special needs populations.	Stone Belt ARC – facility remodeling	\$120,000	174
	Center for Behavioral Health – facility remodeling	\$78,000	On-going

Consolidated Plan pg. 13 & 18.			
Provide stabilization to existing older neighborhoods through rehabilitation assistance. Consolidated Plan pg. 12.	HAND Owner-Occupied Rehabilitation	\$50,000	On-going
	HAND Owner-Occupied Rehabilitation (HOME)	\$50,000	On-going
	HAND Emergency Home Repair	\$25,000	23
Preserve and stabilize existing neighborhoods through infrastructure improvements. Consolidated Plan pg. 26.	Kirkwood Avenue Streetscape	\$264,500	On-going
	HAND Curb & Sidewalk	\$40,000	5,008
	HAND Engineering Services	\$30,000	On-going
Increase park facilities. Consolidated Plan pg. 19.	Bloomington Parks & Recreation – CSX/McDoel Corridor	\$68,700	Project cancelled.
Increase homeownership opportunities. Consolidated Plan pg. 21.	CHDO Projects (HOME)	\$110,858	On-going
Administration	CDBG Administration	\$202,800	NA
	HOME Administration	\$73,905	NA

All projects made progress toward their goals. HAND does not have any plans to change its programming at this time.

**Affirmatively furthering Fair Housing:**

*a. Impediments to fair housing choice:*

1. Hispanic community lacks Spanish language information about fair housing issues.
2. Bloomington zoning ordinance restricts the number of unrelated adults living in a rental unit to three.
3. Newly established Fair Market Rents structure and lack of affordable rents.
4. Environmental contamination in areas requiring revitalization.
5. Transportation.
6. Perception of affordable housing/Section 8.

*b. Identify actions taken to overcome effects of impediments identified.*

1. HAND is currently working with the Program Assistant for Hispanic Affairs from the Community and Family Resources Department to translate HAND's documents into Spanish. HAND Compliance Officers now have audio files to explain the duties of the rental inspectors to tenants who are not English speaking.

2. The zoning ordinance, on its face, may appear to be an impediment to fair housing; however, to date we have had no violation of this ordinance come forward that did not involve Indiana University college students.
3. Provide assistance through TBRA.
4. HAND continues to pursue opportunities for grant funds to address this situation. HAND recently received a grant from the Indiana Housing Finance Authority to do a study on the Upper West Side which included environmental review.
5. HAND is currently reviewing ways to better inform low-income individuals and families about the transportation services available in Bloomington.
6. The Bloomington Housing Authority recently hired an architectural firm to do a revitalization plan for their public housing units. This plan is not yet complete.

#### Leveraging Resources:

Leveraging – HAND has leveraged the following funds through its various programs:

○ City – Storm water in-kind	\$40,240
○ City – Sidewalk in-kind	\$39,800
○ Bloomington Housing Authority project contribution	\$38,860
○ Stone Belt project contribution	\$650,000
○ SCCAP project contribution (9 <sup>th</sup> & Fairview)	\$86,000

In addition, HAND provided down payment and closing cost assistance to 23 households, which leveraged \$2,195,621 in private mortgage funding.

Matching funds – HAND has received the following as matching funds:

○ Habitat for Humanity donations for house	\$49,362
○ South Central CAP donations for 3 houses	\$300
○ Lead Grant HAND Staff	\$9,665
○ Legal Services provided to HAND	\$1,689
○ Fee Waivers	\$7,000
○ Owner Contributions	\$150
○ Loan Pay-offs designed to TBRA	\$21,085

<b>Total</b>	<b>\$89,251.00</b>
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## Managing the Process

The Housing and Neighborhood Development Department (HAND) is the lead agency with responsibility for the administration of the CDBG and HOME programs within the

city's jurisdiction. Community Development Block Grant allocations are made by the Citizen Advisory Council (see Citizen Participation). A training is held each year for the applicants to explain eligibility requirements and the allocation process. HAND also holds a training session for the Citizen Advisory Council members to explain eligibility requirements and the Consolidated Plan. Each application is reviewed by HAND staff to insure eligibility. Each project is monitored by HAND staff as the project is on-going and at the completion of each project (see Monitoring).

## Citizen Participation

HAND works with a number of boards and committees to provide continuing citizen participation. These groups include the Redevelopment Commission which approves programs and expenditures, the Citizen Advisory Council which determines CDBG allocations, and others including the Bloomington Urban Enterprise Association, the Historic Preservation Commission, and the Board of Housing Quality Appeals. HAND also works closely with the Bloomington Housing Authority and other local housing providers, as well as maintains direct communication with local social service agencies.

### *Citizen Comments:*

Upon publication of the draft of the CAPER, it was advertised in the newspaper on both July 18 and July 20th and posted on the City's web site at [www.bloomington.in.gov/hand](http://www.bloomington.in.gov/hand). It was featured on the web site as a "featured service" so it was easily accessible. Copies were made available at HAND's offices as well as the Monroe County Public Library Indiana Room. No comments were received from the public regarding the CAPER.

Projects funded this fiscal year are outlined above. See attached maps (Exhibits A, B, C, D) for geographic distribution.

## Institutional Structure

Projects are carried out by the Housing and Neighborhood Development (HAND) staff, with the assistance of its boards and commissions. HAND currently has 19 staff members and experiences a very low turn-over of employees. The seven staff members primarily responsible for administering CDBG and HOME have 65 years of combined experience with these programs. The newest member has been in her capacity for only one year; however, she worked in Redevelopment at the inception of CDBG in the mid-70's. HAND works to continually improve the knowledge of the department staff members by attending appropriate training sessions whenever possible. Examples of trainings attended this fiscal year include Lead Recertification, Historic Preservation, Loss Mitigation, and Performance Evaluation.

## Monitoring

It is the goal of the Housing and Neighborhood Development Department to ensure that all programs and projects comply with the applicable regulations and standards governing the actions of the department. HAND monitors compliance with the Consolidated Plan through the Annual Action Plan process. All projects require an application to insure compliance with program requirements. In order to meet requirements with regard to timeliness of expenditures, each project will have a contract with a start and completion date. Extensions of time are allowed with extenuating circumstances.

### **Community Development Block Grant**

Physical improvement projects are monitored as follows:

1. Each project is required to fill out an application to be reviewed by the Citizen Advisory Council (CAC) for allocation recommendation. Applications include specific information regarding design of project, cost of project, and beneficiaries.
2. Successfully funded applications are required to sign a funding agreement outlining all of the requirements, regulations and standards.
3. A program manager from HAND will do site inspections periodically throughout the project.
4. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
5. Davis-Bacon and affirmative action monitoring is completed by the contract compliance officer who is a staff attorney in the City of Bloomington Legal Department.
6. The HAND program manager will receive copies of all reports from the Monroe County Building Department, City of Bloomington Planning Department, and/or City of Bloomington Fire Department for compliance with all state, city and county regulations. If any other inspections are required or completed, a copy of that report must also be supplied to the program manager.
7. The HAND program manager will also monitor for beneficiary compliance. Depending upon the project and the agency, monitoring may occur both before and after the project.

Social service programs are monitored as follows:

1. Each project is required to fill out an application to be reviewed by the Citizen Advisory Council (CAC) for allocation recommendation. Applications include specific information about the program funded and the beneficiaries.
2. Successfully funded applications are required to sign a funding agreement outlining all of the requirements, regulations and standards.
3. A program manager from HAND will receive and review all claims for payment. Claims for payment must include beneficiary information.

4. The HAND program manager will monitor for compliance prior to the end of the fiscal year. If needed, monitoring may occur at more regular intervals.

There are two categories of HOME projects; HOME projects administered by HAND and HOME projects administered by CHDOs, Non-Profits, or For-Profit entities. HOME projects administered by HAND are monitored as follows:

1. HAND operates a number of housing projects that are funded by HOME. Each client is required to fill out an application to determine eligibility. Each application is processed by the HAND program manager/loan officer to determine income and residency eligibility and project feasibility.
2. The HAND program manager/construction project manager will inspect each project to determine project costs and requirements.
3. Upon approval of a project, funding agreements and/or mortgages are signed by applicant outlining terms and conditions of funds.
4. The HAND program manager/construction project manager will monitor the progress of the project, ensuring compliance with all building codes and HAND construction standards.
5. Claims for payment are reviewed and approved by the program manager/construction project manager monitoring the project.
6. A final inspection at the completion of the project must be completed prior to the final payment. This inspection also includes obtaining the certificate of occupancy from the Building Department.

HOME projects administered by CHDO's, non-profits or for-profit entities are monitored as follows:

1. Applications for funding must include specific details about the project, costs and beneficiaries.
2. Successfully funded applications are required to sign a funding agreement, mortgage and/or covenants outlining all of the requirements, regulations and standards.
3. A program manager from HAND will do site inspections periodically throughout the project.
4. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
5. Davis-Bacon and affirmative action monitoring, if applicable, is completed by the contract compliance officer who is a staff attorney in the City of Bloomington Legal Department.
6. The HAND program manager will receive copies of all reports from the Monroe County Building Department, City of Bloomington Planning Department, and/or City of Bloomington Fire Department for compliance with all city and county regulations. If any other inspections are required or completed, a copy of that report must also be supplied to the program manager.

7. The HAND program manager will also monitor for beneficiary compliance. Depending upon the project and the agency, monitoring may occur both before and after the project.

HOME rental projects are monitored as follows:

1. Each project is monitored as described above; however, on an annual basis each project is monitored for beneficiary compliance.
2. Documentation is provided to the program manager to ensure compliance with the funding agreement/mortgage/covenants. This documentation shows the number of assisted units, income level of residents, utility allowances, and units receiving Section 8 or units receiving TBRA, if applicable.
3. Program manager will contact tenants to verify information provided.
4. Physical inspections of HOME units are handled through HAND's comprehensive rental inspection program. Those inspections verify the physical condition of each unit and insure that they are in compliance with HOME standards and the City's Housing and Property Maintenance Code.

Tenant Based Rental Assistance projects are monitored as follows:

1. TBRA projects are governed according to their funding agreements.
2. On an annual basis, the HAND program manager meets with the administrator of each TBRA program. The administrator provides the program manager with information program policy and procedures, outreach, participant selection, unit information (including lead-based paint visual and HQS inspections), tenant income documentation, tenant leases, and, if applicable information regarding required self-sufficiency programming.
3. The HAND program manager meets with the tenants to verify information.
4. Claims for payment must be approved by the HAND program manager and must include applicable documentation.

The two activities that have fallen behind are the 2002 Rogers Street side path and the 2003 Country Club Drive side path. The Rogers Street side path is actually back on track and we hope to have completed this fall. The Country Club Drive side path is still not ready for construction. This project has been held up by CSX Rail Road Company. The City is negotiating the sale of a major rail corridor through our city center. The side path we plan on constructing is at the southern most end of this corridor. In order to construct the side path we will need a Right of Entry from CSX and our attorney does not want to disrupt the sale negotiations for the entire corridor over this Right of Entry. I have been advised that the sale should be complete in the next 6 months and construction of the path will begin promptly there after.

The Roger Street side path could have moved more quickly had we hired a buyer to purchase the needed right of way. We knew we would save money if we negotiated each piece of right of way ourselves instead of paying someone else to do the buying. We saved money but the result has been a delay in starting the project.

The Country Club side path really could not have moved much more quickly than it has. Negotiating with CSX for the purchase of this entire corridor has been quite complex and has had many complicated issues that had to be resolved. The only alternative to starting the project more quickly would have been to make application later in the purchasing process. That said, we did not realize it would take this long.

## Lead-Based Paint

### **HAND's Risk Assessment Program**

The City of Bloomington Housing and Neighborhood Development Department (HAND) has six (6) licensed risk assessors to do lead risk assessments for HAND's housing rehabilitation programs.

Risk assessment steps include:

- Scheduling an interview. Interview questions include:
  - Locations where children play, sleep and eat.
  - Location where toys are stored.
  - EBLL testing results, if any.
  - Any visible evidence of chewed paint?
  - Entrances most frequently used.
  - Windows most frequently opened.
  - Locations of any window air conditions.
  - Do any members engage in gardening? If so, where?
  - Are you planning any landscaping activities? If so, where?
  - How often is the household cleaned?
  - What cleaning methods to you use?
  - Any recent completed remodeling or renovation? If so, where?
  - Was any building debris stored in the yard?
  - Are you planning any remodels or renovations?
  - Do any household members work in a lead-related industry? If so, where?
  - Where any work clothes stored and cleaned?
  - Have there been previous lead-based paint evaluations?
  - Have there been previous lead hazard control activities?
- Determine location of dust swipes (approximately 12 – 14 swipes/project).
- Retrieve paint chip samples from exterior of house and trim.
- Collect composite soil samples. If play area, separate sample from play area.
- Provide owner with an extensive written report of test results.
- Each household receives instruction on how to inspect for interim control failure and how to remedy the situation.

Requiring lead risk assessments on each house that HAND rehabilitates will ensure that the number of lead-safe housing for low to moderate income individuals and families will

increase. To reach out beyond HAND rehabilitation programs, HAND applied for and received a grant from the Indiana State Department of Health to determine if accepted work practices and cleaning methods are successful over time. Under this grant, up to 80 homes will receive visual assessments and literature on safe work practices and cleaning methods. Twenty homes received risk assessments, attend a seminar on safe work practices and cleaning methods, and be tracked for six months to determine if those practices are being adhered to and if they are successful in minimizing the amount of lead to which families are exposed. Income eligible families will be referred to HAND's rehabilitation programs. Results from this study will not be available until October, 2005. HAND will use the information generated from the study to increase the number of lead-safe housing in our community.

This fiscal year, HAND completed 10 visuals and 13 risk assessments. Of the visuals completed, 5 failed to pass the inspection. Of the risk assessments completed, 2 had at least one component that failed. All project passed clearance to close.

## Housing

### Housing Needs

For Fiscal Year 2004-2005, HAND provided the following housing assistance to foster and maintain affordable housing:

<b>Program</b>	<b>Household Assisted</b>
CHDO New Construction	2 households
CHDO Rehabilitation	2 households
Down Payment & Closing Cost Assistance	23 households
Emergency Home Repair Grant	23 households
Home Modification for Accessible Living Grant	13 households
Homeownership New Construction	1 household
Owner-Occupied Rehabilitation	10 households
Purchase-Rehabilitation	2 households
Rental New Construction	On-going
Rental Rehabilitation	1 unit
Tenant Based Rental Assistance	28 households

In addition to the above listed programs, HAND assisted the Bloomington Housing Authority with the installation of air conditioning in their public housing units, thereby improving the living conditions of those residents. HAND also provided home buyer education through its Home Buyer's Club to 133 individuals/families for the Housing Counseling fiscal year 10/1/04 – 9/30/05.

HAND provides assistance through its programs listed above. This assistance is secured in a variety of ways, including grants, conditional loans and loans. HAND's loan portfolio as of December 31, 2004, is \$3,973,906.58.

### **Specific Housing Objectives**

Income breakdown for individuals/families served by HAND during Fiscal Year 2004-2005 are as follows:

Income Breakdown	Number of households served.
>30% Area Median Income	51
31-50% Area Median Income	25
51-60% Area Median Income	4
61-80% Area Median Income	18

In addition, HAND has three on-going projects; one CHDO rehabilitation for owner-occupancy, one rental rehabilitation and one rental new construction. The CHDO project must be sold to a household at or below 70% Area Median Income (AMI). The rental new construction is a duplex and its funding agreement states that one unit will be occupied by a renter at or below 50% AMI and the other unit occupied by a renter at or below 60% AMI. The rental rehabilitation project must also be rented to a household at or below 60% AMI.

HAND addresses special housing needs for persons with disabilities through it's Home Modification for Accessible Living program. This program allows HAND to make accessibility modifications to either an owner-occupied or a rental home (with landlord permission). HAND's emergency home repair grant provides assistance to owner-occupied households to make health and safety repairs. In addition, HAND administers a comprehensive rental inspection program. The City of Bloomington requires that every rental property be registered with HAND and submit to rental inspections. Inspections can also be done upon the request of either the landlord or the tenant. Last year, HAND conducted 5,165 rental inspections. These inspections help us to ensure that all residents of Bloomington have safe and sanitary housing.

### **Need of Public Housing**

This past year we assisted the PHA by funding the installation of central air conditioning. We award to the PHA for this project was \$126,000.

In order to help support and empower the PHA Resident Council HAND attends monthly meetings aptly named "Agency Meetings." Staff from local social service agencies and the Resident Council attend these meetings to provide information on current social service programs that may be beneficial to the residents and to network to ensure the best possible service is being delivered to the residents. The attendees also help plan and

conduct the annual National Night Out. Currently the meetings are attended by, staff from HAND, Indiana University, Ivy Tech, Boys and Girls Club, Big Brothers Big Sisters, Shalom Center, Martha's House, MCCSC School system, Health Department, Bloomington Hospital, various faith communities and I.U. School of Social Work.

HAND works directly with the PHA Resident Council to empower them as an association. Through our neighborhood services division we have provided educational trainings for the council which have covered such topics as daily operations, membership organization and long range planning. We have also provided the Resident Council training to write a neighborhood grant, organization of special events, and outreach to other stakeholders.

### **Barriers to Affordable Housing**

Per the Consolidated Plan 2000-2005 (pg. 17), the most common barriers to affordable housing were down payment and closing cost for homeownership, security deposits for rental housing, and the general high cost of housing within the area. HAND has addressed these barriers as follows:

1. Down Payment & Closing Cost – HAND provides home buyer education through the Home Buyer's Club, which is a 14-hour intensive class. Successful graduates who are income eligible and planning to purchase properties within the city limits, can apply for down payment and closing cost assistance. Last year, HAND provided 21 households with down payment and closing cost assistance. HAND also refers successful graduates of the program to other affordable housing programs such as Indiana Housing Finance Authority's First Home program, should that program be more appropriate.
2. Security Deposits – HAND has created a class on how to become a successful renter. This class, called R101 – Renting in Bloomington, will held for the first time in the 2005-2006 fiscal year. HAND also received a grant from the Community Foundation of Monroe County to provide security deposit loans.
3. General high cost of housing – The presence of Indiana University has profoundly impacted the cost of housing in Bloomington. There are approximately 37,000 students attending Indiana University and the majority of them live off-campus in rental units. The student market drives the cost of rents, the cost of land, and the cost of existing housing in Bloomington. To help address this barrier, HAND provides funding to developers, both non-profit and for-profit, to build affordable owner-occupied and rental units in Bloomington.

## Homeless

### Homeless Needs

HAND's actions to prevent homelessness include:

1. Community Development Block Grant Social Service Funding -- Funding social service agencies that provide services to the homeless or at-risk of homelessness such as Martha's House, Monroe County United Ministries, Community Kitchen, and Middle Way House. It was the policy of the Citizens Advisory Council that no less than 50% of the funding available to social service agencies must go to emergency needs. This year, 57% was allocated to emergency services.
2. Jack Hopkins Council Social Service Funding – The City Council for the City of Bloomington provides funding to social service agencies. These funds are administered by the HAND Department. In 2004, they allocated \$110,000 to 14 agencies. Of that, \$66,897 went to programs or agencies that provide homeless services or services to those at-risk of homelessness.
3. Housing Counseling – HAND has a comprehensive housing counseling program that provides pre-purchase, default, rental, reverse mortgage, and homeless counseling. HAND's housing counselors provide budget and credit counseling to programs such as the self-sufficiency program administered by the Bloomington Housing Authority and a HAND housing counselor has office hours at the Shalom Community Center (homeless day center) every week to assist people with their housing needs.

### Specific Homeless Prevention Elements

In addition to the above, below are listed agencies that were either allocated funds for this fiscal year or expect to be allocated funds for this fiscal year:

Funds	Agency
Continuum of Care (McKinney)	<ul style="list-style-type: none"> <li>○ Center for Behavioral Health</li> <li>○ Middle Way House</li> <li>○ Amethyst House</li> </ul>
Emergency Shelter Grant (State funding)	<ul style="list-style-type: none"> <li>○ Martha's House</li> </ul>
HOPWA (State funding)	<ul style="list-style-type: none"> <li>○ Positive Link (Bloomington Hospital)</li> </ul>
PATH Funds (Dept. of Mental Health)	<ul style="list-style-type: none"> <li>○ Center for Behavioral Health</li> </ul>
Community Development Block Grant	<ul style="list-style-type: none"> <li>○ Community Kitchen (operating)</li> <li>○ Hoosier Hills Food Bank (operating)</li> <li>○ Martha's House (operating)</li> <li>○ Middle Way House (operating)</li> <li>○ Mother Hubbard's Cupboard</li> </ul>

	(operating) ○ Center for Behavioral Health (physical improvement) ○ Middle Way House (physical improvement)
Jack Hopkins Council Social Service Grant (City General Fund)	○ Community Kitchen ○ Hoosier Hills Food Bank ○ Martha's House ○ Center for Behavioral Health ○ Middle Way House ○ Shalom Community Center
County Commissioner's Social Service Grant (County General Fund)	○ Undetermined at this time. Allocations to be made in the Fall, 2005.

The Housing Network is the Bloomington community's committee that is working to help those who are chronically homeless. This committee meets monthly to work on providing services, filling service gaps without overlap, and setting goals for the assistance of this population. A HAND staff member attends all of the meetings to offer appropriate assistance where possible. The strategies as outlined by the Continuum of Care include:

- Intensive case management specific to individual needs to overcome chronic homelessness;
- Intensive intervention through supportive services for individuals and families to prevent chronic homelessness from occurring;
- Requiring persons in emergency shelter, transitional or permanent supportive housing to receive case management services; and
- Provide supportive services that include basic need support, partial hospitalization programs 7 days per week, walk-in emergency services, psychiatry and medication management, life skills training, and case management.

## Community Development

The Consolidated Plan 2000-2005 lists as its Non-Housing Community Development Needs and Strategies as the following:

1. Public Services
2. Public Facilities
3. Infrastructure
4. Other Needs:
  - a. Infrastructure and land availability for industrial use;
  - b. Historic Preservation;
  - c. Needs of the disabled; and

d. Housing counseling.

For fiscal year 2004-2005, HAND provided the following:

1. Public Services – Fifteen percent (15%) of Community Development Block Grant funds were allocated as outlined above to various social service agencies. These funds help with operating expenses for various programs that help assist with emergency needs, promote self-sufficiency and help at-risk youth.
2. Public Facilities – This fiscal year, HAND assisted through CDBG two facilities that serve people with disabilities modify their structures to better serve their clients.
3. Infrastructure – This fiscal year, HAND provided assistance storm water sewers on Monroe Street, curbs on Dunn Street, and sidewalks Adams Street, S. Fairview Street, N. Fairview Street, and Monroe Street (sidepath).
4. Other needs:
  - a. Industrial Infrastructure and Land – HAND started its improvements on Kirkwood Avenue this fiscal year. These improvements included water/sewer improvements, storm water improvements, sidewalks, pavement, and streetscape. Kirkwood is a main thoroughfare for Bloomington and both residential and business exist along this section of the road.
  - b. Historic Preservation – HAND provided assistance to Bloomington Restorations, Inc. to do historically accurate rehabilitation home owner-occupied homes. HAND has also used its own programming, Owner-Occupied Rehab and Purchase-Rehab to promote historic preservation where appropriate. In addition, HAND worked with the Bloomington Urban Enterprise Association to have funds set aside to do grants to historic commercial properties. Four properties received grants under this partnership, all of which will house businesses and some which will have both business and residential.
  - c. Needs of the Disabled – As stated above in Public Facilities, HAND assisted two non-profits in modifying their structures to improve services to their disabled clients. In addition, HAND has partnered with Abilities Unlimited to provide accessibility modifications to both owner-occupied and rental homes as needed.
  - d. Housing Counseling – HAND received a housing counseling grant from HUD last year to assist with the cost of HAND's comprehensive housing counseling program. This program provides pre-purchase, default, rental, reverse mortgage, and homeless counseling. The fiscal year ending September 30, 2004, HAND assisted 313 individual/families with their housing needs through this program.

All services provided through Community Development Block Grant must be used to serve low/moderate income individuals/families. Incomes are verified through HAND's process which follows the "Technical Guide for Determining Income and Allowances for the HOME Program" handbook. HAND does not anticipate any changes in its Community Development programs at this time. All funds were used to meet National

Objectives as outlined by HUD. HAND does not and did not displace anyone in the course of its work last fiscal year. See Exhibit E, Federal Grant Report on program income earned for the fiscal year 2004-2005.

### **Antipoverty Strategy**

The City of Bloomington's Anti-Poverty Strategy consists of a pattern of coordinated support for families below the poverty level through the homeless, public housing, housing and non housing community development strategies outlined in this document. A significant part of the Anti-Poverty Strategy is to provide access to information and emergency assistance to the most vulnerable elements of the community. Employment, health, legal, substance abuse, youth and housing counseling are available from a diverse group of agencies and programs. A comprehensive network of referrals places clients in the programs most closely aligned with their needs. The safety net is most apparent in the number of individuals offering Self-Sufficiency Programs through case management, formal education and life-skills education:

Amethyst House  
Center for Behavioral Health  
Habitat for Humanity  
HAND  
Housing Solutions  
Indiana Legal Services  
Middle Way House  
South Central Community Action

An integral part of the city's Anti-Poverty Strategy is leveraging funds for programming through other organizations. The Housing Network has primary responsibility for gathering data for the Continuum of Care applications. As such, it is an essential part of the development of new programs and facilities to address poverty issues. It annually reassesses those needs and identifies new programming to be funded. As a result of this work, the youth agency, Stepping Stones, received funds to establish a six unit transitional youth facility. The Housing Network identified the need for a residential mentoring program for "runaway" or "throwaway" teens who are struggling to survive having no resources to attain independence. This program is strength-based rather than punitive. Its intention is to provide life skills training in order to create self sufficient adults. In this way the most vulnerable of the economically disadvantaged population are given an opportunity to succeed as adults.

Another key component of the Anti-Poverty Strategy is cooperation with economic development initiatives by others. Economic development aspects of the strategy are coordinated through the BUEA, BEDC, and other groups who can leverage additional funds targeted to those at or below the poverty level in our community. Critical to this strategy is support for disadvantaged school districts and vocational schools, which are currently assisted by scholarship and grant programs through the BUEA. Economic

Development is well served by obtaining a skilled and more literate work force. This is a key component in the city's plan for all its citizens to earn a living wage.

### Non-Homeless Special Needs Housing

For the Fiscal Year 2004-2005, HAND provided technical assistance to Bloomington Hospital's Positive Link program to write a grant to the Indiana Housing Finance Authority for HOPWA funding to do a housing study. Results of this study were released on July 1, 2005. The report, titled "Delineation of Housing Alternatives: Meeting the need for Housing for People with HIV/AIDS in Bloomington Hospital Positive Link's service area: District 10," outlined both short-term and long-term alternatives. These alternatives include, but are not limited to, rent deposits & first months rent, partnering with public housing authority, master lease apartments for Positive Link clients, and develop collaborative short-term transitional shelter with other shelter and housing providers. Long-term alternatives include pursuing funding, including HOME TBRA, to pay for housing for these clients.

As outlined above, HAND has provided assistance to social service agencies to meet non-homeless special needs, such as Stone Belt or Center for Behavioral Health Clients, provide assistance to modify existing homes to meet accessibility needs, and provided transitional housing assistance using TBRA through the Salvation Army.